

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor subdivision, on this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

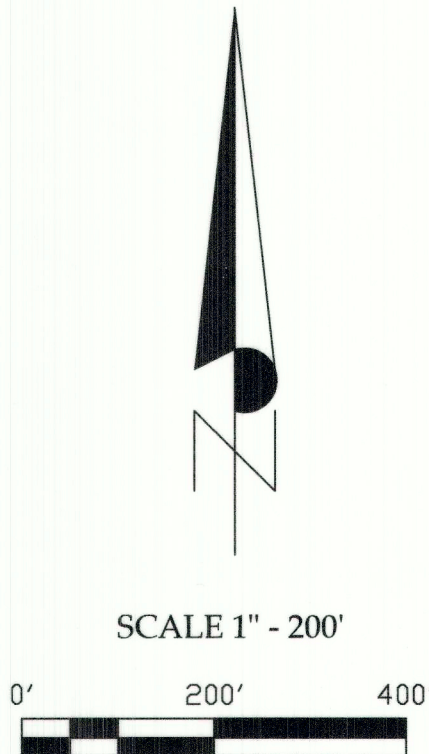
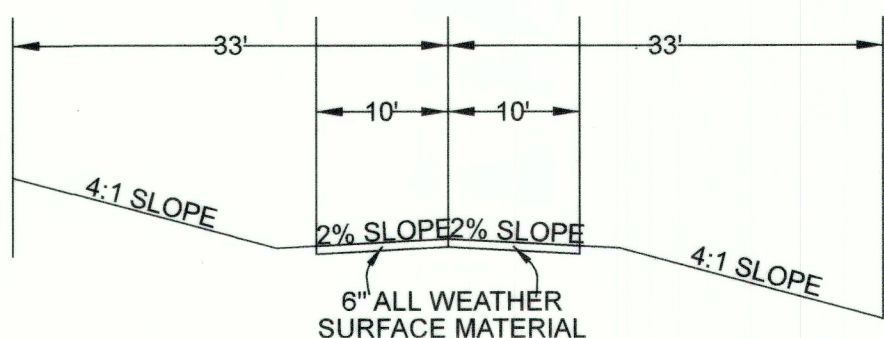
DUCHESNE COUNTY RECORDER

State of Utah } s.s.
County of Duchesne } Entry Number _____

Filed for recording at the request of _____ on this _____
day of _____, 20____. Time _____ Fee: _____

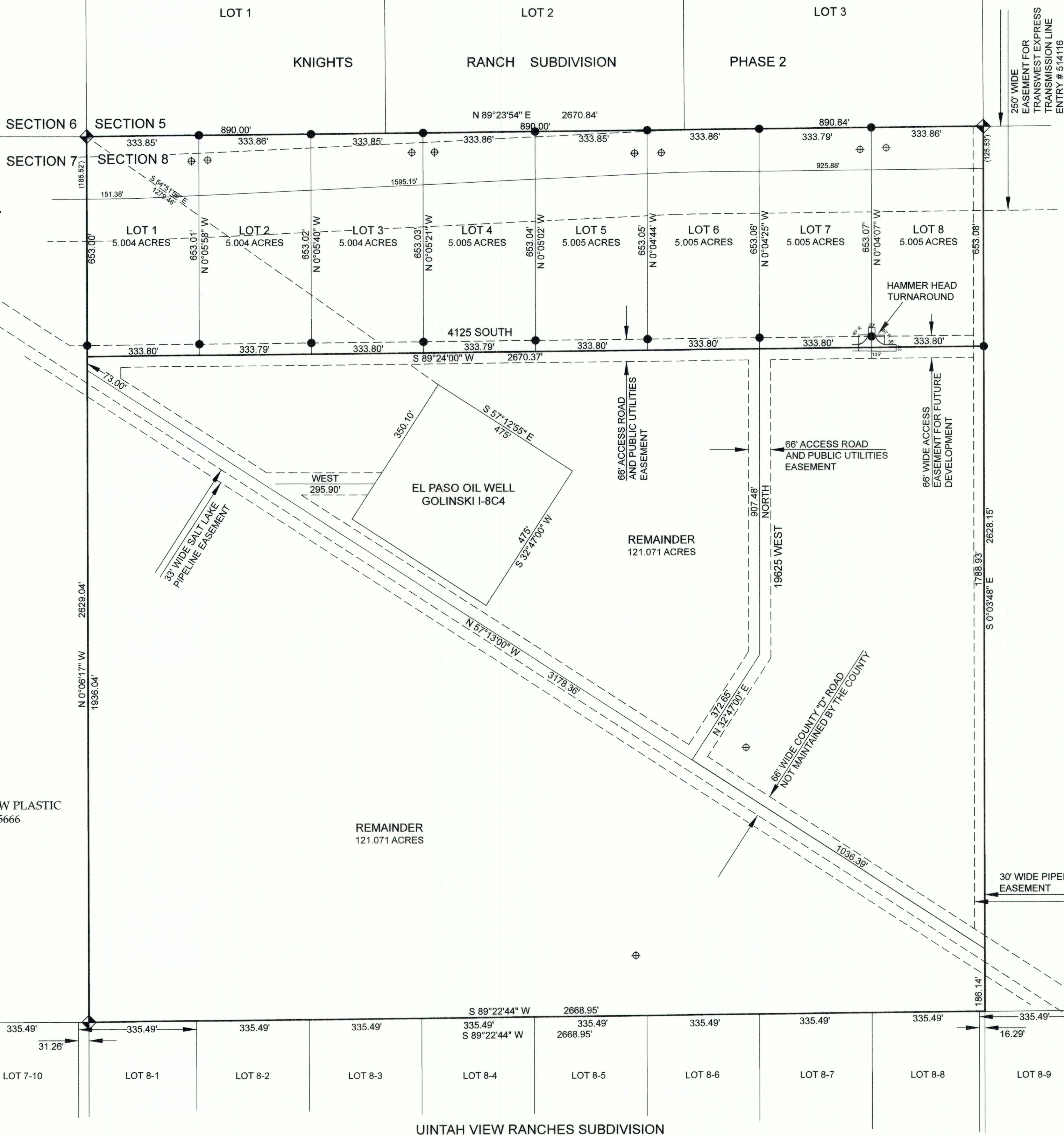
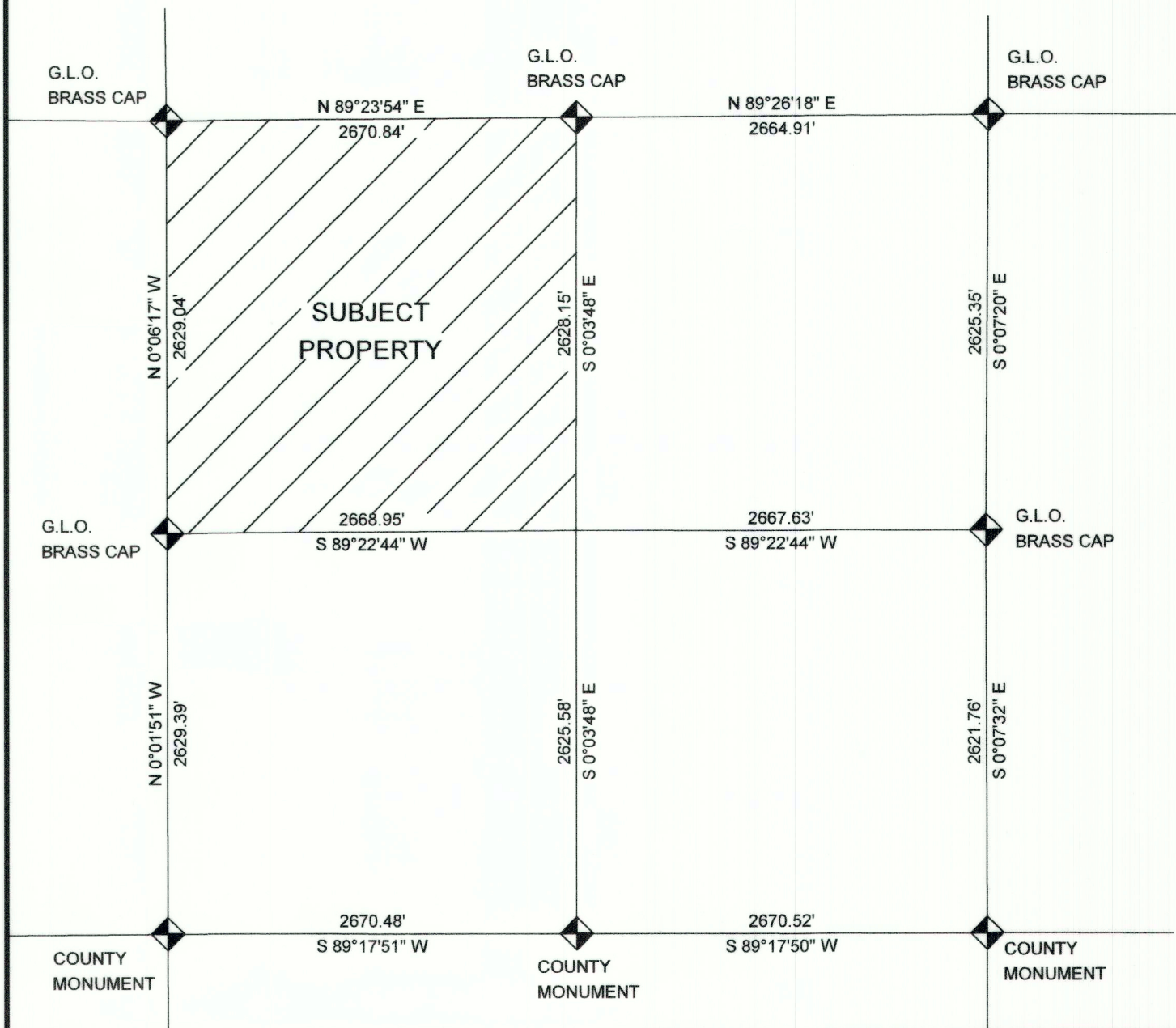
Shelley Brennan Duchesne County Recorder

CENTERLINE ROAD EASEMENT
DETAIL



● = SET 5/8"X24" REBAR W/ YELLOW PLASTIC
CAP STAMPED PEATROSS #155666
⊕ = SOIL TEST HOLE LOCATION

SECTION 8
TOWNSHIP 3 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
SCALE 1" = 1000'



RECORD OF SURVEY
AND
MINOR SUBDIVISION
DEVELOPED BY



MOUNTAINS WEST
LAND • INVESTMENT • RANCHES

TO BE KNOWN AS
**KNIGHTS RANCH
MINOR SUBDIVISION
PHASE 4**

LOCATED IN THE NW1/4 OF SECTION 8
TOWNSHIP 3 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION

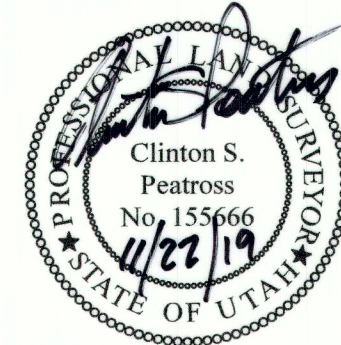
ACCORDING TO THAT CERTAIN WARRANTY DEED
RECORDED 15 AUGUST 2018, AS FOUND BY ENTRY #518258 AT PAGES 1 & 2
TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 8: The
Northwest Quarter.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #2031.
SURVEY FINDINGS: As found on plat.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, all easements and rights of way (except as shown), codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

SOIL TEST PIT LOCATIONS

LOT	LATITUDE	LONGITUDE
1.	40°14.512 N	110°22.143 W
2.	40°14.508 N	110°22.134 W
3.	40°14.511 N	110°22.002 W
4.	40°14.511 N	110°21.992 W
5.	40°14.513 N	110°21.856 W
6.	40°14.510 N	110°21.848 W
7.	40°14.513 N	110°21.714 W
8.	40°14.513 N	110°21.703 W
9.	40°14.222 N	110°21.800 W
10.	40°14.103 N	110°21.902 W



OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that I the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, President of Mountains
West Ranches, a J.T. Grant Co., Inc.

AKNOWLEDGEMENT

County of _____ } s.s.
State of _____ }

On this _____ day of _____, 20____, personally appeared before
me, TREN J. GRANT, the signer of the above OWNER'S ACKNOWLEDGEMENT, and who acknowledged to me
that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032

cell: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 8/22/2018
SHEET : 1 OF 1	JOB NAME: MTNS. WEST RANCHES JOB# 1207

County Surveyors File # 4836